

**SAWGRASS ISLAND HOMEOWNERS ASSOCIATION, INC.**

**ARCHITECTURAL REVIEW BOARD  
GUIDELINES**

**“In the event of any actual or perceived conflict of this document with a recorded document, the recorded documents will prevail.”**

Effective Date May 24, 2005



# TABLE OF CONTENTS

<b>I. PURPOSE AND SCOPE</b> .....	1
<b>II. DEFINITION</b> .....	2
<b>III. RESPONSIBILITIES</b> .....	2
A. Sawgrass Island Property Owner .....	2
B. Sawgrass Island Property Owners Association (SIHOA)/Architectural Review Board (ARB) .....	2
C. Sawgrass Players Club Association (SPCA).....	3
D. Player’s Club Architectural Control Committee (PCACC).....	3
<b>IV. GUIDELINES</b> .....	4
A. Air Conditioning Units.....	4
B. Antenna .....	4
C. Basketball Backboards .....	4
D. Bulkheads and Docks.....	5
E. Decks and Patios.....	5
F. Driveways .....	6
G. Enclosures .....	6
H. Fences.....	7
I. Flagpoles.....	8
J. Garages.....	9
K. Landscaping .....	9
L. Mailboxes .....	10
M. Maintenance Standards.....	10
N. House Painting .....	11
O. Play Equipment .....	11
P. Play/Pet House.....	12
Q. Pools and Spa.....	13
R. Roofs .....	14
S. Satellite Dish.....	14
T. Setbacks .....	15
U. Temporary Structures.....	17
V. Solar .....	17
W. Tennis.....	17
X. Tree Removal.....	18
Y. Walkways.....	19
Z. Walls.....	19
<b>V. PROCEDURES</b> .....	19
A. New Construction .....	19
B. All Other Improvements and Modifications .....	20
C. Waterfront Construction.....	20
D. Decision Authority .....	20
E. SIHOA ARB Process .....	20



F. Fees.....	21
G. Final Inspections.....	21
H. Appeals.....	21
I. Enforcement of Architectural Review Provisions.....	22

## I. PURPOSE AND SCOPE

As with most communities with the stature and inherent real estate values possessed by Sawgrass Island, our community has a set of specific and enforced covenants, the purpose of which is to protect the rights and property values of the community's property owners on both an individual and collective basis. As such, all property owners in Sawgrass Island are presented with four documents detailing these covenants when closing on the purchase of their home. They are titled:

- ✓ *"Sawgrass Island Design Criteria for Builders and Property Owners (Not dated)"* and
- ✓ *"Sawgrass Island Amended and Restated Declaration of Covenants, Articles of Incorporation and Bylaws (Dated April 15<sup>th</sup>, 1994)",* and
- ✓ *"Sawgrass Players Club Amended and Restated Declaration of Covenants (Dated April 26, 1995)."*

Regardless of whether or not new owners have had prior experience with such relatively detailed covenants, it is vital to the life of our community that all owners are:

### **AWARE OF THEIR EXISTENCE AND READ AND UNDERSTAND THEM**

This not only helps achieve the stated purpose of these covenants, but it also encourages positive neighborly relations, or at the very least, avoids unintentionally negative ones.

Despite the importance of covenants, it has been recognized there are several difficulties in helping them realize their practical intent. These problems are that they:

- ◆ relatively voluminous,
- ◆ don't immediately always offer a clear path to answering a property owner issue,
- ◆ don't always offer a clear path as to procedure for dealing with an issue, and
- ◆ partly due to the above, simply don't get read.

The purpose of the following summary document is to illuminate, clarify and tie together the four covenant documents in as concise a manner as possible, so as to lessen those problems. This is also meant to provide for the property owner and the SIHOA ARB a guideline for the consistent understanding and administration of the covenants and restrictions. The draft was drawn from the specific experiences of this community over the last ten years as to what have been pertinent issues, with a view toward being relevant to what is essentially a fully built-out community. As such, and where appropriate, these guidelines incorporate interpretations of the meaning or intent of the covenants as they have developed over time based on actual experiences and resulting consensus. This document formalizes a lot of necessary interpretative work that has been carried out over the past ten years by the community.

By incorporating these interpretative decisions, as well as those by the Players Club Association, it should be noted that these guidelines should often serve to make clear, in advance, how a

property owner issue, question or proposal is likely to be viewed. In the case of a situation where a request is not ultimately approved, an appeals process is available. It should be noted that all bodies hearing such appeals share the views suggested by these guidelines. As such, exceptions should not be expected, unless accompanied by extraordinary circumstances not contemplated by the original covenants or these guidelines.

Finally, because this summary does not address every element of the covenant documents, property owners may still need to refer to them in certain situations. Most importantly, because of the technical requirements for submitting plans for either new construction or a remodel, please refer directly to the "Sawgrass Island Design Criteria for Builders and Property Owners".

**II. DEFINITION** To be added if needed.

### **III. RESPONSIBILITIES**

A) SAWGRASS ISLAND PROPERTY OWNER - Each lot shall be subject to the architectural control of the Players Club Association and the SIHOA as provided in the Players Club Covenants. No original construction or any improvement, structure or landscaping of any kind, including any property owner's unit, fence, wall, swimming pool, tennis court, screen enclosure, decorative building, landscape device or object, driveway or other improvement shall be commenced, erected, placed or maintained upon any Lot, unless and until the plans, specifications and location of the same shall have been submitted to, and approved in writing by, the Players Club Architectural Control Committee ("PCACC") and SIHOA ARB. It shall be each Owner's responsibility to apply for and receive approvals where necessary from the PCACC and the SIHOA ARB at their cost and expense. All plans and specifications shall be evaluated as to visual and acoustical privacy and as to the harmony of external design and location in relation to surrounding structures, topography, existing trees and other natural vegetation and as to conformance with the Players Club Architectural Control Criteria (the "Architectural Control Criteria"), as the same may from time to time be amended. **It shall be the burden of each Owner to supply four (4) sets of completed plans and specifications to the PCACC and four (4) sets to the SIHOA ARB.** No plan or specification, or modification to approved plans shall be deemed approved unless a written approval is granted by the PCACC and the SIHOA ARB to the Owner submitting same. The PCACC and SIHOA ARB shall approve or disapprove plans and specifications properly submitted within sixty (60) days of each submission.

B) SAWGRASS ISLAND PROPERTY OWNERS ASSOCIATION (SIHOA) ARCHITECTURAL REVIEW BOARD (ARB) - The SIHOA ARB requires submission of four (4) complete sets of plans and specifications for any improvement, addition, change, modification or structure of any kind. This includes any building, fence, wall, swimming pool, tennis court, screen enclosure, sewer, drain, disposal system, decorative building, walkway, deck, landscaping, driveway or other performance or placement of which is proposed upon any Lot, or any change in exterior color of any structure. The ARB shall also require submission of samples of building materials and colors proposed for use. In addition it may require tree surveys to show the effect of the proposed improvement on existing tree cover and such additional information as may be necessary for the ARB to completely evaluate the proposed structure or improvement in accordance with the Architectural Planning Criteria.

The SIHOA ARB shall approve or disapprove any improvement, addition, change, modification or structure of any kind. Any party aggrieved by a decision of the ARB shall have the right to make a written request to the Board, within thirty (30) days of such decision, for a review thereof. The determination of the Board upon review any such decision shall be dispositive as to Association approval or disapproval.

The SIHOA ARB will adopt a schedule of reasonable fees for processing requests for ARB approval of proposed improvements. Such fees, if any, shall be payable to the Association, in cash, at the time plans and specifications are submitted to the ARB.

- C) SAWGRASS PLAYERS CLUB ASSOCIATION (SPCA) - The Sawgrass Players Club Association Inc., also known as the Master Association, is a Florida not-for-profit corporation formed in accordance with deed covenants and restrictions that apply to each property within the Sawgrass Players Club. The Players Club is made up of more than one thousand, eight hundred (1800) homes within sixteen (16) sub associations each with its own board of directors. A nine (9) member board of directors, who are all property owners within the Sawgrass Players Club and elected by the membership, manages the Master Association affairs.

The current Amended and Restated Declaration of Covenants, Articles of Incorporation and Bylaws are dated April 26, 1995. They give the Board the authority to adopt rules and regulations consistent with its covenants and restrictions including the right to impose fines to the maximum extent allowed by law as a remedy for violations.

- D) PLAYER'S CLUB ARCHITECTURAL CONTROL COMMITTEE (PCACC) – The PCACC has jurisdiction over:

- 1) all original construction;
- 2) improvements that change the footprint of the house;
- 3) structural additions;
- 4) swimming pools and associated fences and enclosures;
- 5) roofing systems and colors;
- 6) docks and bulkheads;
- 7) modification of driveways, walkways, patios, and pool decks;
- 8) changes in drainage;
- 9) and all improvements visible from golf courses, other subdivisions or Master Association common areas.

#### IV. GUIDELINES

##### B) AIR CONDITIONING UNITS

- 1) PREFACE - No window or wall air conditioning units shall be permitted.
- 2) GUIDELINES - The location of all exterior compressor units must be approved by the PCAAC prior to installation. All exterior air conditioning compressor units shall be screened from view and insulated by a fence, wall or shrubbery so as to minimize noise.
- 3) SOURCE - Architectural Planning Criteria for Sawgrass Island. Exhibit C 17.

##### C) ANTENNA

- 1) PREFACE - No television or radio masts, towers, poles antennas, aerials or appurtenances shall be erected, constructed, or maintained on the exterior of any property owner's unit or lot.
- 2) SOURCE - Sawgrass Island Amended and Restated Declaration of Covenants, Articles of Incorporation and Bylaws, §9.10, Also, Sawgrass Island Design Criteria for Builders and Property Owners under E. Building Architecture, No. 2(e), at p. 20.

##### D) BASKETBALL BACKBOARDS

- 1) PREFACE – All basketball backboards must be submitted to the SIHOA ARB for approval prior to installation. If a backboard is installed without approval the homeowner will be required to remove it until approval is properly obtained.
- 2) GUIDELINES
  - (a) Basketball backboards, fixed or mobile, should be located so as not to stand out as viewed from streets, adjacent lots, and across lakes. They should be located as close as possible to the dwelling or garage and should be suitably landscaped to soften their view.
  - (b) Backboards shall have the pole and all sides of the backboard painted a neutral color that blends in with the color of the dwelling and the surroundings.
  - (c) Backboards shall not be installed on the roof or exterior of the house.
  - (d) The entire basketball backboard unit shall be kept in good repair.
- 3) SOURCE - Design Criteria for Builders and Property Owners for Sawgrass Island, at p. 22.

## E) BULKHEADS & DOCKS

- 1) PREFACE - No docks or bulkheads shall be erected on or over waterways.
- 2) GUIDELINES - Shoreline contours above or below water may not be changed without the written approval of the Association or Architectural Control Committee thereof.
  - (a) No portion of the property shall be increased in size by filling in the waters on which it abuts.
  - (b) No vessel or boat shall be anchored offshore in any of the waterways adjacent to the property without prior written approval of the SPCA.
  - (c) No boathouse shall be constructed on or adjacent to any of the waterfront property, nor shall any boat canal be dug or excavated in any of the waterfront properties without the same being approved by the SPCA.
  - (d) The waters of the various canals and lakes traversing portions of the property shall be used or navigated only by the members of the SPCA and their designees, lessees or invitees.
  - (e) No gasoline or diesel powered boats of any kind shall be kept or used on waters subject to these restrictions or any waters within the property or located within the lands adjacent to the property.
- 3) SOURCE - Sawgrass Players Club, Amended and Restated Declaration of Covenants, Articles of Incorporation and Bylaws, Article IX, §7.

## F) DECKS AND PATIOS

- 1) PREFACE - All decks and patios or similar construction separate from the house shall be subject to specific setbacks and only with prior approval by the ARB.
- 2) GUIDELINES – Application for new or expanded enclosure must contain at a minimum the following items;
  - (a) A site plan that clearly shows the structure in relation to all setbacks and existing structures to include those of the adjacent neighbors.
  - (b) A proposed landscape plan showing location, type and size of all materials to be installed.
  - (c) As appropriate to the project, color sample of all materials to be used. This includes fence, decking, coping and so forth.
  - (d) As appropriate to the project the ARB may require elevation of the proposed

project.

- (e) To ensure that there are no encroachments into the setbacks all projects that are an addition or new installation will require a layout and final survey performed by a registered surveyor. The layout survey will be used as the basis for the preliminary staking of the project boundaries. The preliminary layout must be inspected and approved by the SIHOA ARB before work can commence. A final survey is required before the project can be considered complete and the applicable fee refunded to the property owner. The property owner bears full responsibility for the cost to rectify encroachments into the setbacks.
- (f) Required minimum setbacks will be maintained per Guidelines, Section T.
- (g) Elements such as color, style, placement, material, and elevation will be considered by the SIHOA ARB with an objective of not unreasonably interfering with the neighboring property owners' views of any of the Common Property or lakes, as determined by the SIHOA ARB.

#### G) DRIVEWAYS

- 1) PREFACE: All dwellings shall have a paved driveway of stable and permanent construction, consisting of concrete, brick, pavers or exposed aggregate.
- 2) GUIDELINES
  - (a) Use of any materials other than concrete requires SIHOA ARB approval.
  - (b) The color and other aspects of the appearance of the driveway should be consistent with the exterior of the house.
  - (c) Driveways must have a minimum width of 16 feet. At the entrance of the garage, the minimum width must not be less than the garage's door-to-door width.

#### H) ENCLOSURES

- 1) PREFACE – Installation of all enclosures must be within the setback requirements as provided for in Guidelines, Section T. The application must show the proposed location of the enclosure on the existing site plan and clearly indicate the set backs lines and existing structures. In addition, the Property owner must provide a final survey that indicates the “as built” location of the enclosure. It is the property owner's responsibility to ensure that the setback requirements have not been violated. If the enclosure does not extend the existing structure then a survey is not required.
- 2) GUIDELINES - Application for new or expanded enclosure must contain at a minimum the following items;
  - (a) A site plan that clearly shows the structure in relation to all setbacks and existing structures to include those of the adjacent neighbors.

- (b) A proposed landscape plan showing location, type and size of all materials to be installed.
  - (c) As appropriate to the project, color sample of all materials to be used. This includes fence, decking, coping and so forth.
  - (d) As appropriate to the project the SIHOA ARB may require elevation of the proposed project.
  - (e) To ensure that there are no encroachments into the setbacks all projects that are an addition or new installation will require a layout and final survey performed by a registered surveyor. The layout survey will be used as the basis for the preliminary staking of the project boundaries. The preliminary layout must be inspected and approved by the ARB before work can commence. A final survey is required before the project can be considered complete and the applicable fee refunded to the property owner. The property owner bears full responsibility for the cost to rectify encroachments into the setbacks.
- 3) POOL - The design of the enclosure must complement and coordinate with the home itself, in the opinion of the SIHOA ARB. Samples of screen and color sample must be provided with the application. All installations must comply with local building codes that govern the manufacture and installations of said screens. Under no circumstances can the installation of a pool enclosure impede or diminish the adjoining neighbor's views, in the opinion the SIHOA ARB.
  - 4) PORCH - The same conditions as the Pool enclosure apply to porches. Proposed plan must incorporate the porch into the existing home in a way that blends style, color and precludes the look of an "add on" as determined by the SIHOA ARB.
  - 5) SCREEN - The same conditions as the Pool enclosure apply to screen.
  - 6) EQUIPMENT - All the above conditions exist for the addition or expansion of the equipment enclosures. The design, intent, color, size, and location must be presented with the application. As a general guideline, equipment enclosures that are detached from the main house WILL NOT be approved unless extenuating circumstances exist.

#### I) FENCES

- 1) PREFACE - Perimeter fencing is not in keeping with the character of the community and such proposals will not be approved. Fences will be limited to and designed for specific purposes, such as enclosing a swimming pool.

#### 2) GUIDELINES

- (a) No fence or wall may exceed four feet in height.
- (b) No chain link, barbed wire, or other form of wired fence shall be permitted. Stockade-type and heavy split-rail fences are also prohibited.

- (c) All fences must be painted or stained, must be consistent with the color and materials used for the house, and must be maintained in good repair and condition to preserve an attractive appearance from the exterior of each lot, as determined in the sole discretion of the SIHOA ARB.
- (d) No fence or wall shall unreasonably interfere with the neighboring property owners' views of any of the Common Property or lakes, as determined by the SIHOA ARB.
- (e) It is preferred that side yard fences not extend outward beyond the sidewalls of the house.
- (f) On lots that change in elevation, the top rail should be kept horizontal and stepped down to avoid a slope in the rail.
- (g) The design, color and "run" of the fence should be visually compatible with the surrounding homes and landscaping should be an integral part of the design.
- (h) Unless dictated by the position of the house and the lot vis-à-vis its neighboring houses and lots and the road, fences should not be significantly visible from the road.
- (i) In addition to all pertinent physical aspects of the fence, all fence proposals must include a survey of the fence relative to the property lines, as well as a fence-landscaping plan.

#### J) FLAGPOLES

- 1) PREFACE - Flag display during national holidays are encouraged to be mounted from wall brackets as opposed to freestanding poles in yards. In any event, the pole shall be no longer than eight feet (8').
- 2) SOURCE - Design Criteria for Builders and Property Owners for Sawgrass Island, at p. 22.

#### K) GARAGES

- 1) PREFACE – Garages that are added, expanded or converted to living space after the original construction must follow the same approval processes as the original house. This includes formal plans, surveys and sample materials. The design and color of the garage must match the existing home.
- 2) SOURCE – N/A

#### L) LANDSCAPING (Change or Addition)

- 1) PREFACE - All plans for changed or additional landscaping must be submitted for

prior approval to the SIHOA ARB. Such proposals must include drawing(s) of the plan, a complete and detailed list of the materials to be used, specifying their sizes and exact locations, as well as related irrigation changes or additions.

- 2) GUIDELINES - Landscape drawings must be prepared clearly and properly, with the level of professionalism commensurate with the scope and complexity of the overall plan.
  - (a) Landscape drawings shall be drawn to a scale of 1" to 10' or 1" to 16'.
  - (b) Properly prepared landscape drawings shall clearly define all trees, beds and other areas to be planted, and be accompanied by a detailed list specifying the exact materials to be used in every element of the plan. The drawings will also show all existing trees four inches in diameter and greater to remain, indicated by size and type and all existing shrubs or Saw palmetto to remain.
  - (c) All landscape drawings shall include the house's foundation outline, driveways and walkways, decks, patios, pools and spas, gazebos, play houses, roof and balcony outlines (overhanging foundation), planters, service area, screen walls, fences, and exterior lighting.
  - (d) Landscape drawings shall among other things, clearly define, where applicable, property lines, lake high water line, easements and right-of-ways, proposed grades, drainage patterns and drains or proposed drains.
  - (e) Plant material shall be listed separately as to trees, shrubs, groundcover with quantity, botanical/common names, size and remarks.
  - (f) Landscape drawings shall include an irrigation plan if any changes or additions of irrigation are required in order to provide entire coverage of the lot's landscaping.
  - (g) Reference should be made to the "Sawgrass Island Design Criteria for Builders and Property Owners", Section VI, titled "Landscape Designing Standards" (pp. 24-34) for a specific list of allowable or suggested materials that can be planted and other technical requirements and restrictions in preparing a landscaping plan.
  - (h) In any event, no rocks, gravel, artificial grass, artificial plants, or other artificial vegetation shall be placed or maintained on the lot.
  - (i) No weeds, underbrush or unsightly vegetation shall be permitted to grow or remain on any lot, and vacant lots shall be maintained in a "park-like" manner, as prescribed by the Board from time to time.

## M) MAILBOXES

- 1) PREFACE - There is a uniform mailbox design that is REQUIRED for use by all property owners (see the "Sawgrass Island Design Criteria for Builders and Property Owners", Section V, "Accessory Furnishing Standards", Part B. "Mailboxes", Figure 5).
- 2) GUIDELINES – See above.

## N) MAINTENANCE STANDARDS

- 1) PREFACE – It is expected and required that all Sawgrass Island Owners maintain their property to a level that is equal to or better than the overall condition of the surrounding community. The SIHOA and the ARB are responsible to the community to ensure that each property is maintained to this level. As in establishing any standard there is a certain amount of subjectivity that is part of the process. However, since the above mentioned governing entities are made up of fellow property owners, this does not serve to distract from the ultimate goals of maintaining the highest possible property values for the community and providing a neighborhood we can all be proud to live in.

### 2) GUIDELINES

- (a) Landscape – All plants (this term includes all ground covering such as grass) must be maintained in a healthy and groomed state. The only exception to this is on vacant lots wherein the natural plant will be allowed to grow, as nature would provide. However, this does not alleviate the responsibility from time to time of trimming underbrush and keeping the lot clean.

A properly groomed landscape is one that is maintained in keeping with the original intent of the plant material. That is, some shrubs were intended in the original plan to have a natural form. Whereas, St. Augustine lawns are intended to be cut so as to maintain a height of 3". Each situation is unique to the property in question and the Association will consider this in determining if the property meets the acceptable standard.

- (b) Plants that are diseased, damaged or otherwise unhealthy looking, as solely determined by the Association, shall be replaced. The period allowed for said replacements shall be determined in concert with the Property owner and generally accepted planting times. In any case, the Property owner will be required make the replacements as directed by the Association.
- (c) Driveways/Walkways – From time to time it may become necessary for the surfaces to be cleaned. It is expected of each Owner to use reasonable judgement as to when this must occur. However, absent this, the Association may determine that a cleaning is required in order to maintain the appearance of our community. Upon written notice from the Association the Property owner shall complete the cleaning with a reasonable amount of time.

In addition to cleaning, the Property owner is required to maintain the structural appearance of these areas. Excessive cracks, sunken or heaved areas must be repaired. Again, the Association expects the Property owner to monitor and correct these conditions. However, absent this, the Association will direct such action as it deems necessary.

- (d) Roofs – The same guidance for Driveways/Walkways apply to cleaning roofs. In addition, it is required that the Property owners replace broken, warped or discolored tiles as they become evident. Again, the Association may take it upon itself to make this decision and direct the Property owners in this action.
- (e) Exterior Surfaces - The same guidance for Driveways/Walkways apply to cleaning exterior surfaces to include windows. In addition, the Property owner is required to maintain the physical appearance in accordance with the original construction. That is, as deterioration takes place it must be repaired in a manner that matches the original construction. Examples such as damaged stucco, rotten soffits, broken shutters are to be repaired/replaced within a reasonable amount of time, as determined by the Association.

#### O) HOUSE PAINTING

- 1) PREFACE - All exterior paint colors or color modifications shall be made only with prior approval by the ARB.
- 2) GUIDELINES
  - (a) All projects related to exterior painting must include, as part of the submission, paint samples for each area to be painted and sample color of the roof. The proposed color schemes shall be consistent with the natural color scheme of Sawgrass Island and the homes in it.
  - (b) All painted or stained surfaces shall be repainted or re-stained in the same color on a regular basis as required to maintain the exterior appearance in a good, neat, clean, and orderly manner.

#### P) PLAY EQUIPMENT

- 1) PREFACE - Approval is required by the SIHOA ARB prior to the placement of a swing-play set in the property owner's yard. Application to the SIHOA ARB for approval must include a manufacturer's brochure highlighting the set or plans of the swing-play set that will be built by the property owner. The height of any play structure is limited to fifteen (15') feet from the ground.
- 2) GUIDELINES
  - (a) Swing-Play Sets

- (1) Swing-Play sets shall be defined as an apparatus used or intended for

children's play that contain one or more of the following components: slide(s), ramp(s), bar(s), pole(s), platform(s), seat(s), swing(s) or tent(s).

- (2) A swing-play set for children's play is to be constructed of wood. No swing-play sets of metal construction will be approved.
- (3) Swing-play sets should be of a neutral color, placed in the rear yard, and be suitably landscaped to soften the view. No side yard placement will be approved unless the SIHOA ARB, in its sole discretion, determines that unusual circumstances dictate that the swing set cannot be placed in the rear yard. In all cases the placement must be within the setback requirements as provided for in the guidelines, Section U.
- (4) When swing-play sets are no longer used, they shall be removed from the property and not converted to any other use. Swing-play sets and associated landscape shall be properly maintained and not allowed to deteriorate and detract from the main home or the community.

(b) Other Children's Play Equipment

- (1) Children's portable play equipment, including, but not limited to, swimming pools, sliding boards, skate board ramps, plastic castles and play toys are to be stored indoors when not in use. If, when assembled, such equipment cannot be lifted for storage, such portable play equipment will become an accessory structure of a permanent nature (such as play houses or swing-slide sets) and will require SIHOA ARB approval.
- (2) These accessory structure(s) shall be located within the rear or side yard setbacks of the property owner's property. When they are no longer used, they shall be removed from the property and not converted to any other use. Structure(s) shall be properly maintained and not allowed to deteriorate and detract from the main house or the community.

Q) PLAY/PET HOUSE

- 1) PREFACE - Play/pet houses may not be placed on any lot without the prior written approval of the SIHOA ARB. The location and exterior of play/pet houses must be submitted by written application to the SIHOA ARB. No structures are allowed to be built in or on trees.
- 2) GUIDELINES
  - (a) A playhouse is defined as a small separate structure for children's play that is designed to look like a miniature house. Playhouses must be constructed with four walls, a floor, roof, windows and doors. Dimensions of playhouses shall not exceed 4' x 8' x 5' high. The design, materials and colors shall be complimentary to the home. Playhouses will be suitably landscaped to soften the view from the street, the golf course and lake view. When playhouses are no longer used, they

shall be removed from the property and not converted to any other use, such as a storage/tool shed or doghouse.

- (b) Play/Pet houses shall be properly maintained to the same standards as the main home.
- (c) The design, materials, and colors shall be complimentary to those of the building. The design, location, materials and colors shall be approved in advance by the SIHOA ARB.

## R) POOLS AND SPA

- 1) SETBACKS – Installation of pools and spas must be within the setback requirements as provided for in Guidelines, Section U. The application must show the proposed location of the pool/spa on the existing site plan and clearly indicate the setback lines and existing structures. In addition, the property owner must provide a final survey that indicates the “as built” location of the pool/spa. It is the property owner’s responsibility to ensure that the setback requirements have not been violated.
- 2) GUIDELINES - Application for new or expanded pool/spa must contain at a minimum the following items;
  - (a) A site plan that clearly shows the enclosure in relation to all setbacks and existing structures to include those of the adjacent neighbors.
  - (b) A proposed landscape plan showing location, type and size of all materials to be installed.
  - (c) As appropriate to the project, color sample of all materials to be used. This includes fence, decking, coping and so forth.
  - (d) As appropriate to the project, the SIHOA ARB may require elevations of the proposed project. This can include rear, side and front elevations as deemed appropriate by the SIHOA ARB.
  - (e) To ensure that there are no encroachments into the setbacks, a project that is an addition or new installation will require a layout and final survey performed by a registered surveyor. The layout survey will be used as the basis for the preliminary staking of the project boundaries. The preliminary layout must be inspected and approved by the ARB before work can commence. A final survey is required before the project can be considered complete and the applicable fee refunded to the Owner. The Owner bears full responsibility for the cost to rectify encroachments into the setbacks.
  - (f) All mechanical equipment including, but not limited to power meters, trash cans, HVAC units, and pool/spa equipment shall be screened from streets and adjacent lots with walls. For setbacks see Section T, Setbacks. HVAC units, pool mechanical and other noise making equipment shall be located away from the

bedrooms of adjacent property owners to the extent possible.

#### S) ROOFS

- 1) PREFACE - Flat roofs shall not be permitted unless approved by PCACC and SIHOA ARB. Minimum pitch of roof will be 5/12.
- 2) GUIDELINES
  - (a) Protrusions through roofs for power ventilators or other apparatus shall not be permitted unless approved by PCACC and SIHOA ARB.
  - (b) Roofing and shingle material shall be approved by the PCACC and ARB as to color and material.
  - (c) Any changes to existing roofs as to color and material must be approved by SIHOA ARB.

#### T) SATELLITE DISH

- 1) PREFACE - The following rules governing the installation, maintenance, and use of a satellite dishes shall be regulated by the Players Club(PC) Architectural Control Committee (ACC) in accordance with 47 C.F.R. Section 1.4000, Over-the-Air Reception Devices Rule (OTARD).
- 2) GUIDELINES - The following types of satellite dish antennas are the ONLY types of satellite dish antennas that may be installed and used in Sawgrass Players Club.
  - (a) A satellite dish antenna that is one meter or less in diameter or diagonal measurement and is designed to receive video programming services via (MMDS) (wireless cable). Such antennas may be mounted on "masts" to reach the height needed to establish line-of-sight contact with the transmitter. "Masts" higher than 12 feet above the roofline are prohibited in Sawgrass Players Club because of safety concerns.
  - (b) An antenna that is designed to receive local television broadcast signals. "Masts" higher than 12 feet above the roofline are prohibited in Sawgrass Players Club because of safety concerns.
  - (c) In order to best preserve the beauty, quality and value of the neighborhood, and to ensure that property owners are provided the minimum level of acceptable quality signal as provided by OTARD, the ACC has formulated a prioritized list of placement preferences for the installation of antennas on subdivision property. Antennas shall be installed only in the highest priority location that permits the reception of an acceptable quality signal, and which does not reasonably delay or prevent installation or unreasonable increase the cost of installation, maintenance, or use:

- (1) Highest priority location: Short pole in landscaping;
  - (2) Second highest priority location: Behind chimney;
  - (3) Third highest priority location: Under eave;
  - (4) Fourth highest priority location: Just below apex of roof;
- (d) An acceptable quality signal is one which is not substantially degraded. Additionally, if a mast reaching above the roofline is required to comply with a priority location higher than one that does not require a mast reaching above the roofline, the ACC may permit selection of the lower priority location.
- (e) This priority list of locations has also been formulated by the ACC for the express purpose of insuring safety of others. If none of the above locations provides the property owner with the minimum level of acceptable quality signal, the property owner and the ACC shall work together to find an acceptable location for the antennas.
- (f) After installation of any antenna that meets the requirements of Section 2, the owner shall do one or more of the following:
- (1) Paint the antenna in a fashion that will not interfere with reception so that it blends into the background against which it is mounted.
  - (2) Landscape the area surrounding the antenna in a fashion that will not interfere with reception so that it blends against the background against which it is mounted.
- (g) Any disputes pertaining to the above-delineated rules shall first be subject to the jurisdiction of the PCACC. The owner should contact the PCACC to set up a meeting to discuss the problem. The PCACC will work together with the property owner to attempt to reach an acceptable solution to the problem.

## U) SETBACKS

- 1) PREFACE – All construction, improvements, enclosures or free standing structures must not intrude into the setback standards contained therein.
- 2) GUIDELINES
  - (a) General Building Setbacks
    - (1) Front yard: Thirty (30') feet from right-of-way line.
    - (2) Side yard: Fifteen (15') feet from the side property line.

- (3) Rear yard: Thirty (30') feet from rear property line. Lots adjoining water are to be measured from top of bank.
  
- (4) Corner Lots: Twenty (20') feet from right-of-way line of each street.
  
- (b) Decks, Patios, Pools, Spas, and Screen Enclosures, inclusive of associated decks and landscape.
  - (1) Front yard: Thirty (30') feet from right-of-way line.
  - (2) Side yard: Fifteen (15') feet from the side property line.
  - (3) Rear yard: Three (3') feet from rear property line. Lots adjoining water are to be measured from top of bank.
  - (4) Corner lots: Twenty (20') feet from right-of-way line of each street
  
- (c) Screen Wall, Privacy Wall, Planter Wall, and Mechanical Equipment Setbacks
  - (1) Front yard: Thirty (30') feet from right-of-way line.
  - (2) Side yard: Fifteen (15') feet from the side property line.
  - (3) Rear yard: Three (3') feet from rear property line. Lots adjoining water are to be measured from top of bank.
  - (4) Corner lots: Twenty (20') feet from right-of-way line of each street.
  
- (d) Fence Setbacks
  - (1) Front yard: No fences permitted in front yard.
  - (2) Side yard: seven and one-half (7-1/2') feet from the side property line. The fence shall return five (5') feet back from front building façade.
  - (3) Rear yard: Three (3') feet from rear property line. Lots adjoining water are to be measured from top of bank.
  - (4) Corner lots: Fences are not allowed in yards facing streets. In special cases, with ARB prior approval, fences can be permitted a minimum of thirty (30') feet from street right-of-ways if additional landscape material is used.

## V) TEMPORARY STRUCTURES

- 1) PREFACE – No shed, shack, detached outbuilding, trailer, tent, tank, storage building, or other temporary or movable building or structure of any kind, whether similar or dissimilar to the foregoing (except for rental party tents which may remain on a Lot for a period of up to forty-eight (48) hours) shall be erected, placed, or permitted to remain on any Lot without the approval of the SIHOA ARB.
- 2) GUIDELINES
  - (a) No picnic areas shall be erected or permitted to remain on any lot prior to the start of construction of a property owner's unit thereon.
  - (b) No picnic areas shall be erected or permitted to remain on any lot prior to the start of construction of a property owner's unit thereon.
  - (c) Nothing in this paragraph shall prevent the use of temporary buildings concerning and during the period of actual construction of the main property owner's unit and other buildings permitted hereunder, nor the use of adequate sanitary toilet facilities for workers during the course of such construction.

## W) SOLAR

- 1) PREFACE – Solar equipment use shall be specially requested through the PCACC and SIHOA ARB and will be reviewed on its own merits. New developments in solar technology resulting in collector designs and size requirements, which could make the units more compatible with the community architectural styles, shall be presented to the PCACC and SIHOA ARB as part of the Special Request.
- 2) GUIDELINES - In the event any solar equipment is used, the PCACC and SIHOA ARB would not want it visible from streets, adjacent property owners, or from across lakes.

## X) TENNIS

- 1) PREFACE - All tennis courts must be submitted to the SIHOA ARB for approval prior to installation
- 2) GUIDELINES
  - (a) No tennis courts or structure of a similar kind or nature shall be constructed on any part of a Lot located in front of the rear line of the residence constructed thereon, and any such structure must have prior approval of the SIHOA ARB and PCAACC.

- (b) Tennis court lighting shall not be permitted.
- (c) Location of any tennis court must be within construction setback lines as depicted in Section T, SETBACKS.
- (e) Wall setbacks shall conform to the criteria in Guidelines Section U.

#### Y) TREE REMOVAL

- 1) PREFACE – No trees of four (4”) inches in diameter at one (1’) foot above natural grades shall be cut or removed without approval of the PCACC and the SIHOA ARB. The PCACC may, in its discretion, require Owner to submit a tree survey prior to construction of any improvements on a Lot.
- 2) With submission of normal request for tree removal document, homeowners will not be granted permission to remove any tree within eighteen feet of a house or screen enclosure. Measurements will be made prior to final approval. Also, the master association will give weight to arguments that certain trees are in danger to life and/or property. If a homeowner desires to remove a tree(s) for this reason consideration must be given to the impact of this change on existing landscape. If the impact is significant, a plan for restoring the landscape must be made part of the original removal request when submitted.
- 3) GUIDELINES – Aside from the Special Guidelines mentioned above, prior to approving or disapproving the removal of a tree or shrub greater than four (4”) inches in diameter, measured one (1’) foot from its base, SIHOA ARB and PCACC consider the following
  - (a) Consider the purpose for the tree removal. The objective of the association is to preserve as many trees as we can. Trees that are prevalent throughout the community such as tall pines and cabbage palms should not be arbitrarily removed because the owner doesn’t like that particular species of tree or tree trash or other hypothetical reasons.
  - (b) Compare the number of trees on the lot relative to the number of trees on adjacent lots. A favorable decision may be considered if adjacent lots have fewer trees than the number on the lot on which the tree(s) are to be removed. If they have equal number or fewer, then this would be considered.
  - (c) Consider the overall effect the tree removal will have on the property and surrounding property.
  - (d) Consider the location of the tree(s) to be removed relative to structures. Possible reasons to approve removal are when trees are too close to the house, driveway or pool deck, or they could damage the foundation.

- (e) Consider the location of the tree(s) to be removed relative to other trees. In clusters of trees, favorable consideration may be given to the removal of smaller trees growing beneath larger trees.
- (f) Removal of trees that interfere with a proposed project, e.g. an addition, swimming pool, driveway, etc. should be approved; however, tree replacement should be given full weight under paragraph (b) above and paragraph (g) below.
- (g) When warranted, full consideration should be given to replacing removed trees. Review the proposed replacements relative to similar trees on adjacent lots.
- (h) Dead, or seriously damaged or diseased trees should be removed. If in doubt, enlist the assistance of the PCACC Coordinator. Do not rely solely on the recommendations of unknown commercial tree service representatives.
- (i) If a dead, damaged, or diseased tree represents an immediate threat to safety or life, SIHOA ARB representatives are authorized to approve removal of the tree(s). The PCACC Coordinator should be notified as soon as possible of the situation and approval to remove.

## Z) WALKWAYS

- 1) PREFACE – All walkways within the individual lot must be approved by the SIHOA ARB with regard to placement and type of material.
- 2) GUIDELINES
  - (a) The location must adhere to the set back criteria in Section T, SETBACKS.
  - (b) Design and method of construction shall conform to the existing design of the main house and existing walks and driveways.

## AA) WALLS

- 1) PREFACE – All walls within the individual lot must be approved by the SIHOA ARB with regard to placement and type of material.
- 2) GUIDELINES
  - (a) If space limitations result due to existing conditions of grade or plant materials, retaining walls can be employed to facilitate grade changes or to protect existing trees, etc.
  - (b) Retaining walls should be constructed of materials that are compatible or match with those of the house.
  - (c) Any retaining walls which result in more than a thirty-six (36”) inch grade change

will require the special approval of the PCACC and SIHOA ARB.

(d) For grades relating to building elevations, see Chapter IV. Architectural Design Standards, Section E. 13.

(e) Wall setback shall conform to the criteria in Section T, SETBACKS.

## V. PROCEDURES

- B) NEW CONSTRUCTION - The lot owner or the owner's general contractor should submit plans for new construction directly to the PCACC along with a completed submittal form (see enclosure 1). A member of the SIHOA ARB will attend the PCACC meeting (s) when these plans are reviewed. This member will ensure that the proposed structure complies with the general intent of our community. If the assigned SIHOA ARB member disagrees with the PCACC determination, a formal appeal will be made by the SIHOA ARB on this matter.
- C) ALL OTHER IMPROVEMENTS AND MODIFICATIONS - Plans and the submittal form must first be submitted to the SIHOA ARB for their review and approval or disapproval according to this document. This process must be followed for any improvement or modification that alters the external appearance and/or footprint of an existing home, swimming pools and enclosures, and all other changes that require a St. Johns County building permit. After review, the SIHOA ARB will forward the plans and the submittal form (along with their recommendation to approve, disapprove or defer the decision) to the PCACC for final approval or disapproval. When the SIHOA ARB recommends disapproval of a project, it must state the reasons for disapproval and reference those documents that were the basis for the disapproval.
- D) WATERFRONT CONSTRUCTION - Before the PCACC approves or disapproves any proposed construction to be erected on or over waterways, including but not limited to docks, bulkheads, pilings and decks, the proposed construction will be reviewed with the Players Club Association's Waterways Committee. The SIHOA ARB is not authorized to approve or reject any type of construction to be erected on or over waterways.
- E) DECISION AUTHORITY - The PCACC will give full weight to the SIHOA ARB's determination. If the PCACC's decision differs from the SIHOA ARB's decision, the approval of the PCACC shall be dispositive and take precedence over the SIHOA ARB's decision. However, the PCACC's decision and rationale will be reviewed with the SIHOA ARB before the Property owner is notified. The SIHOA ARB will remain the primary contact between the Property owner and the PCACC. However, the PCACC Coordinator will notify the Property owner in writing of the PCACC's approval or disapproval.
- F) SIHOA ARB PROCESS

- 1) The Property owner will request the submittal form from the current Association Property Manager (APM). The completed form, any required plans (Four sets), surveys, renderings and samples will be sent to the APM.
- 2) The APM will review the submitted material within ten (10) working days to ensure it is complete. The APM will notify the Property owner, in writing and by phone, if additional information is needed. When complete the APM will forward the package to the SIHOA ARB.
- 3) The SIHOA ARB will meet the second Wednesday of each month to review any submissions. A determination will be made at the meeting on whether to approve, disapprove or request more information. The results of the meeting will be forwarded to the Property owner, in writing, via the APM.
- 4) When a submission is approved or disapproved, it is then forwarded to the PCACC coordinator. The PCACC does not have specific guidance as to how long they can take for review. Therefore, the Property owner is encouraged to contact the PCACC Coordinator and keep abreast of the status.
- 5) After the PCACC has completed its review, the results will be forwarded, in writing, to the Property owner through the SIHOA ARB. If disapproved, the Property owner can follow the appeals process referenced in Clause H) of this Section.

G) FEES – These fees are set from time to time by the SIHOA

- 1) All new construction requires a \$500 Review Fee and a \$3,000 Performance Deposit.
- 2) Major alterations that significantly increase the living area of a dwelling (Twenty-five percent or more) require a \$500 Review Fee and a \$1,500 Performance Deposit.
- 3) The Review Fee is to be submitted with the application. The Performance Deposit must be paid before final approval is given and construction begins.
- 4) The Performance Deposit will be returned to the property owner following successful completion of the project and the SIHOA ARB/PCACC is satisfied that the construction (including landscaping) is in accordance with submitted plans

H) FINAL INSPECTIONS

- 1) For construction, modifications or alterations that require a Performance Deposit, one or more members of the PCACC will provide a final inspection after the PCACC is notified that the project is now complete. SIHOA ARB members are invited to participate. If, in the judgment of the PCACC member(s), the project is completed as submitted and approved, the PCACC Coordinator will be notified and the Performance Deposit refunded. If the PCACC member(s) have questions, the matter will be referred to the PCACC coordinator and the services of a professional architect or landscape architect will be obtained. Their recommendations will be reviewed by the PCACC.
- 2) For all other projects, the PCACC must rely on the SIHOA ARB to ensure that all modifications and improvements were, in fact, made as submitted and approved by either the PCACC or the PCARB.

#### I) APPEALS

- 1) Any party aggrieved by the decision of the SIHOA ARB for matters, which are within the jurisdiction of the SIHOA ARB, may appeal for relief only to the Association's Board of Directors.
- 2) Any party aggrieved by a decision of the PCACC may appeal for relief directly to the Master Association's Board of Directors.
- 3) If a property owner believes that SIHOA ARB has wrongly exerted jurisdiction over an improvement or modification that should be determined by the PCACC, the jurisdictional issue may be appealed directly to the PCACC.
- 4) The PCACC will make an initial determination whether or not it has jurisdiction over the issue. If the PCACC determines that it does not have jurisdiction over the proposed improvement or modification, the decision of the SIHOA ARB will be final. The property owner may appeal to the SIHOA Board of Directors (including its determination that it does not have jurisdiction) to the Master Association Board of Directors.
- 5) If the PCACC determines that it does have jurisdiction to determine if the improvement or modification should be permitted, the PCACC shall assume jurisdiction and issue its decision. The property owner may then appeal an adverse decision of the PCACC to the Master Association.

#### J) ENFORCEMENT OF ARCHITECTURAL REVIEW PROVISIONS

1) The Master Covenants provide that all proposed improvements or modifications must have architectural approval of either the PCACC or an applicable ARB. As such, the Players Club ACC or SIHOA ARB may seek the intervention of the Master Association's Board of Directors through the Covenant Enforcement procedures. However, it will normally be the responsibility of the local association to initiate the enforcement process in accordance with the Covenant Enforcement procedures in place under the following conditions.

(a) ***Failure to apply for and obtain the approval of the PCACC or the SIHOA ARB prior to making an improvement or modification.*** The mere failure to ask for approval is considered a violation. If a property owner fails to apply and obtain approval before an improvement or modification is made, the SIHOA ARB will send a letter with an enclosed application to be completed (although it is after the fact) and returned within fourteen (14) days. If the property owner fails to respond within this period, the SIHOA may seek relief through the covenant enforcement process.

If the property owner responds, however following review, the improvement or modification is not approved by the PCACC or SIHOA ARB, then the property owner must modify the improvement accordingly or be subject to covenant enforcement action outlined below.

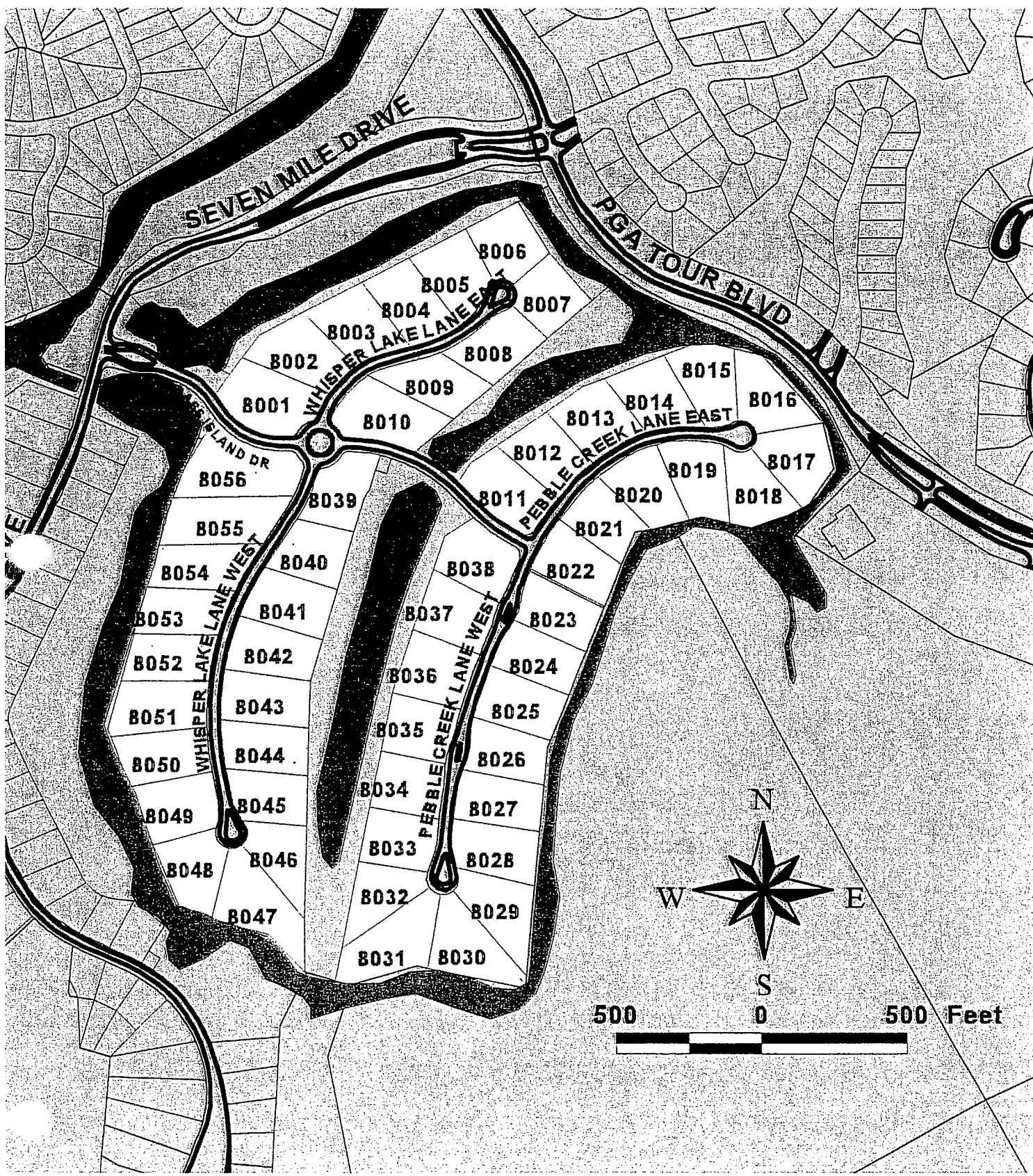
(b) ***Failure to fully comply with plans and/or specifications approved by either the PCACC or the SIHOA ARB.***

(1) For projects that require a Performance Deposit, if on-site inspection reveals that the property owner failed to complete the project as submitted and/or approved, the Performance Deposit will not be returned and the property owner could be further subjected to covenant enforcement action depending upon the severity of the violation.

(2) For projects that did not require a performance deposit, if on-site inspection reveals that the property owner failed to complete the project as submitted and/or approved, the property owner will be notified in writing that:

- (i) the project is not in conformance; and
- (ii) given a reasonable time to bring the project into conformance; or
- (iii) face covenant enforcement action.

(c) All requests by the ARB for Board intervention because of failure to apply for, or fully comply with, approved plans and/or specifications must be forwarded to the Board through the PCACC.



SEVEN MILE DRIVE

PGA TOUR BLVD

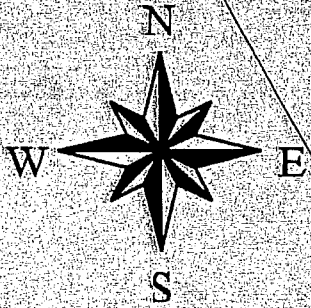
WHISPER LAKE LANE EAST

PEBBLE CREEK LANE EAST

WHISPER LAKE LANE WEST

PEBBLE CREEK LANE WEST

8001 8002 8003 8004 8005 8006 8007 8008 8009 8010 8011 8012 8013 8014 8015 8016 8017 8018 8019 8020 8021 8022 8023 8024 8025 8026 8027 8028 8029 8030 8031 8032 8033 8034 8035 8036 8037 8038 8039 8040 8041 8042 8043 8044 8045 8046 8047 8048 8049 8050 8051 8052 8053 8054 8055 8056



500 0 500 Feet

